

FEE \$10. ⁰⁰ /
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

83110-9108 81506.

Building Address 4364 Racquet Ct. GT. Co. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-012-61-011 Sq. Ft. of Existing Bldgs 1,532 Sq. Ft. Proposed 1,757
 Subdivision Horizon Park East Sq. Ft. of Lot / Parcel 1,532 SF. .186 acres
 Filing _____ Block _____ Lot # 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name OMAR + MARIA VASCONEZ
 Address 4364 Racquet Ct.
 City / State / Zip Grand Junction, Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Closing covered patio

APPLICANT INFORMATION:

Name OMAR + MARIA VASCONEZ
 Address 4364 Racquet Ct.
 City / State / Zip Grand Junction, Co. 81506
 Telephone (970) 241-7883

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Can't review is no longer than 2 feet.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Enclosed patio with covered bay window</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	

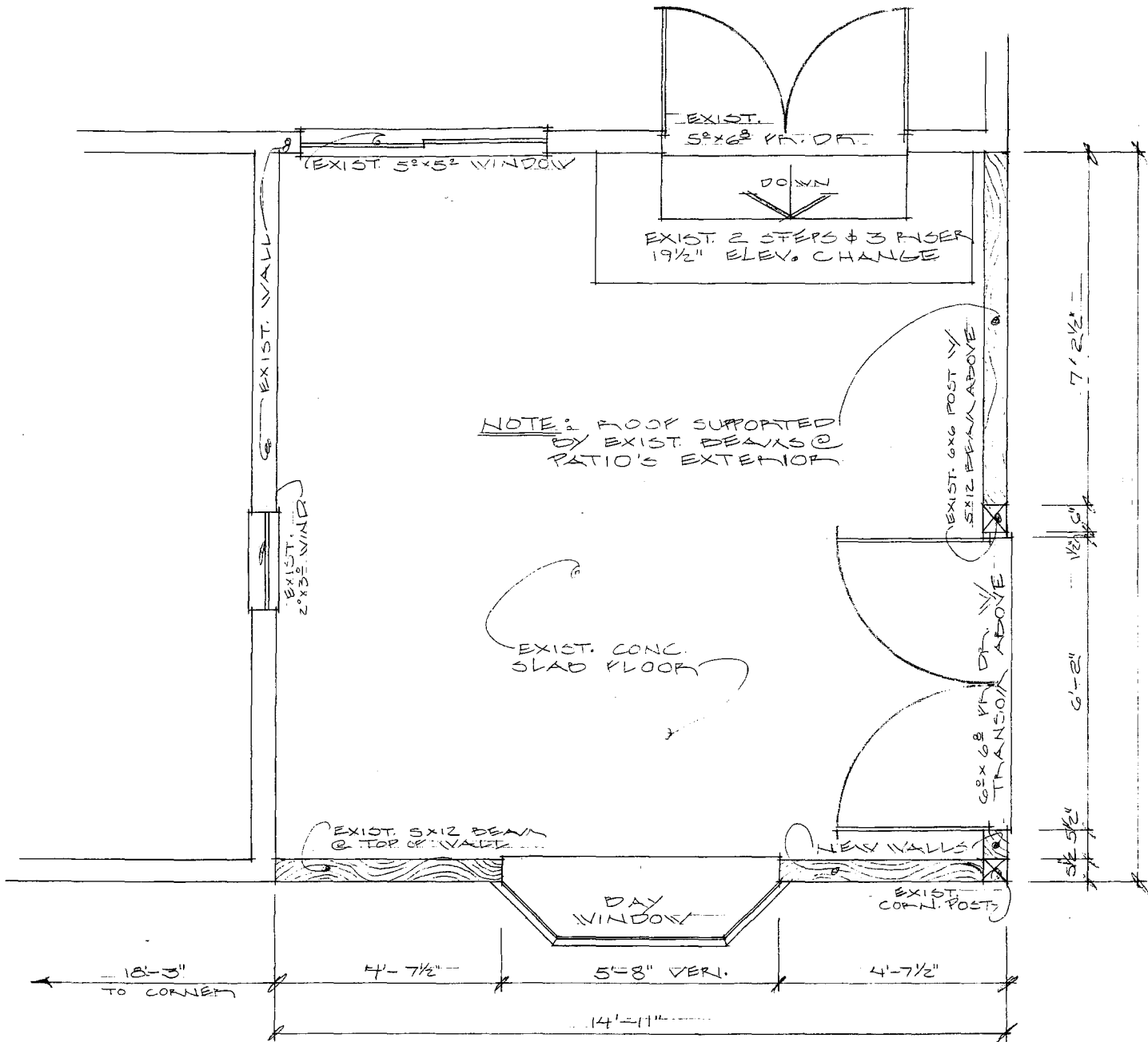
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature OMARA VASCONEZ Date 07.09.07.
 Department Approval [Signature] Date 7/16/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>Interior remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/16/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



NOTE: FLOOR SUPPORTED BY EXIST. BEAMS @ PATIO'S EXTERIOR.

EXIST. CONC. SLAB FLOOR

EXIST. 5x12 BEAM @ TOP OF WALL

DAY WINDOW

NEW WALLS

EXIST. CORN. POSTS

EXIST. 6x6 POST W/ 5x12 BEAM ABOVE

6x6 PAT. DR. ABOVE TRANSOM ABOVE

18'-3" TO CORNER

4'-7 1/2"

5'-8" VERI.

4'-7 1/2"

14'-11"

7'-2 1/2"

12'-5"

6'-2"

5'-5 1/2"

FLOOR PLAN SCALE 1/2" = 1'-0"

ACCEPTED *Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT
 1500 15TH AVENUE
 DENVER, CO 80202
 (303) 733-1500
 WWW.DENVER.CITYPLANNING.ORG

City of Grand Junction GIS Zoning Map ©

